

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

*JULY 10, 2003*

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

[http://www.ci.las-](http://www.ci.las-vegas.nv.us)

[vegas.nv.us](http://www.ci.las-vegas.nv.us)

Page 1

## COMMISSIONERS

**RICHARD W. TRUESDELL, CHAIRMAN**

**STEPHEN QUINN, VICE-CHAIRMAN**

**STEVEN EVANS**

**CRAIG GALATI**

**BYRON GOYNES**

**LAURA McSWAIN**

**TODD NIGRO**

**ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE**

**COMMISSIONERS BRIEFING:** 5:15 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. Applicants and other interested parties may be asked for information or presentations by the Planning Commission. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

**CALL TO ORDER:** 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

**ROLL CALL:**

**ANNOUNCEMENT:** Satisfaction of Open Meeting Law Requirements

**NOTICE:** This meeting has been properly noticed and posted at the following locations:

Clark County Government Center, 500 South Grand Central Parkway

Senior Citizen Center, 450 East Bonanza Road

Clark County Courthouse, 200 East Carson Avenue

Court Clerk's Office Bulletin Board, City Hall Plaza

City Hall Plaza, Special Outside Posting Bulletin Board

**MINUTES:** Approval of the minutes of the **June 12, 2003** Planning Commission Meeting

**ACTIONS:** ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED

7/3/2003 8:09 AM

# Agenda

## *City of Las Vegas*

### PLANNING COMMISSION MEETING

*JULY 10, 2003*

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

[http://www.ci.las -](http://www.ci.las-vegas.nv.us)

[vegas.nv.us](http://www.ci.las-vegas.nv.us)

Page 2

**DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.**

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

*JULY 10, 2003*

Council Chambers  
Phone 229-6301  
vegas.nv.us

400 Stewart Avenue  
TDD 386-9108

[http://www.ci.las-](http://www.ci.las-vegas.nv.us)

Page 3

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

#### PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

*JULY 10, 2003*

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

[http://www.ci.las -](http://www.ci.las-vegas.nv.us)

[vegas.nv.us](http://www.ci.las-vegas.nv.us)

Page 4

8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

*JULY 10, 2003*

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

[http://www.ci.las-](http://www.ci.las-vegas.nv.us)

[vegas.nv.us](http://www.ci.las-vegas.nv.us)

Page 5

#### A. CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. **TMP-2444 - CIMARRON MEADOWS UNIT 4 - ALEXANDER & PHILLIP MACKOVSKI, ET AL** - Request for a Tentative Map for a 13-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 2.67 acres adjacent to the east side of Warm Meadows Street, approximately 340 feet south of Alexander Road (APN: 138-09-101-011), U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] Under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units per Acre) Zone, Ward 4 (Brown).
2. **TMP-2459 - CORONADO - WESTMARK HOMES ON BEHALF OF HOWARD HUGHES CORPORATION** - Request for a Tentative Map for a 174-UNIT MULTI-FAMILY CONDOMINIUM SUBDIVISION on 15.33 acres located adjacent to the southwest corner of Desert Foothills Drive and Desert Sunrise Road (APN: 137-34-810-003), P-C (Planned Community) Zone, Ward 2 (McDonald).
3. **TMP-2460 - DAY DAWN CROSSING - NEVADA HOMES GROUP, INC. ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 48-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 8.01 acres adjacent to the east side of Durango Drive, approximately 340 feet north of Grand Teton Drive (APN: 125-09-401-005 and 014), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units per Acre), Ward 6 (Mack).
4. **TMP-2464 - TWILIGHT AT ELKHORN RANCH - D.R. HORTON, INC. ON BEHALF OF BERNICE Q H HOM REVOCABLE TRUST, ET AL** - Request for a Tentative Map for a 101-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 15.00 acres adjacent to the southeast corner of Elkhorn Road and Campbell Road (APN: 125-20-101-004, 005 and 006), T-C (Town Center) Zone [ML-TC (Medium-Low Density Residential - Town Center) Land Use Designation], Ward 6 (Mack).

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

*JULY 10, 2003*

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

[http://www.ci.las-](http://www.ci.las-vegas.nv.us)

[vegas.nv.us](http://www.ci.las-vegas.nv.us)

Page 6

5. **TMP-2470 - CENTENNIAL PARK - SOUTHWEST HOMES, LIMITED LIABILITY COMPANY** - Request for a Tentative Map for a 203 -LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 20.6 acres adjacent to the north side of Elkhorn Road, approximately 1350 feet east of Fort Apache Road (APN: 125-17-401-005), T-C (Town Center) Zone [M-TC (Medium Density Residential – Town Center) land use designation], Ward 6 (Mack).
6. **TMP-2473 - HELLER ESTATES - HELLER DEVELOPMENT COMPANY ON BEHALF OF RBJ SEPARATE PROPERTY TRUST, ET AL** - Request for a Tentative Map for a 16-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 6.75 acres adjacent to the southwest corner of Tropical Parkway and Rebecca Road (APN: 125-26-301-003 & 004), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Mack).
7. **EOT-2448 - DAVID CHESNOFF ON BEHALF OF ECKELEY M KEACH, ET AL** - Request for an Extension of Time on an approved Special Use Permit (U-0040-01) FOR A PROPOSED MINOR AUTO REPAIR GARAGE WITH SERVICE BAYS THAT FACE A PUBLIC RIGHT-OF-WAY on 4.62 acres located adjacent to the southeast corner of Charleston Boulevard and Lindell Road (APN: 163-01-501-001 and 002), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-2 (General Commercial), Ward 1 (Moncrief).
8. **EOT-2454 - JOHN LAING HOMES ON BEHALF OF BECKER TRUST COMPANY** - Request for an Extension of Time on an approved Rezoning (Z-0001-99) FROM: R-E (Residence Estates) TO: R-PD2 (Residential Planned Development - 2 Units per Acre) on 100.65 acres adjacent to the east side of the Durango Drive alignment, between the Moccasin Road and Log Cabin Way alignments (APN: 125-04-001-001 and 003), PROPOSED USE: SINGLE-FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).
9. **EOT-2499 - JOHN LAING HOMES ON BEHALF OF LAS VEGAS DUNES, INC.** - Request for a Reinstatement and Extension of Time on an approved Rezoning (Z-0009-99) FROM: R-E (Residence Estates) Zone TO: RPD2 (Residential Planned Development - 2 Units Per Acre) Zone on 40.7 acres adjacent to the north side of the Log Cabin Way alignment, approximately 2,700 feet east of Durango Drive (APN: 125-04-001-008), PROPOSED USE: SINGLE-FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

*JULY 10, 2003*

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

[http://www.ci.las-](http://www.ci.las-vegas.nv.us)

[vegas.nv.us](http://www.ci.las-vegas.nv.us)

Page 7

#### B. PUBLIC HEARING ITEMS:

10. ABEYANCE - GPA-1906 - RONALD N. MEYER - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: L (Low Density Residential) TO: O (Office) on 0.16 acres at 10 Sacramento Drive (APN: 140-31-817-033), Ward 3 (Reese).
11. ABEYANCE - ZON-1907 - RONALD N. MEYER - Request for a Rezoning FROM: R-1 (Single Family Residential) TO: P-R (Professional Office and Parking) on 0.16 acres at 10 Sacramento Drive (APN: 140-31-817-033), PROPOSED USE: OFFICE, Ward 3 (Reese).
12. ZON-1962 - CLARK COUNTY SCHOOL DISTRICT - Request for a Rezoning FROM: U (Undeveloped) Zone [PF (Public Facility) General Plan Designation] TO: C-V (Civic) Zone on 40 acres adjacent to the southeast corner of Grand Teton Drive and Buffalo Drive (APN: 125-15-101-002), PROPOSED USE: HIGH SCHOOL, Ward 6 (Mack).
13. SDR-1964 - CLARK COUNTY SCHOOL DISTRICT - Request for a Site Development Plan Review FOR A PROPOSED 232,206 SQUARE FOOT HIGH SCHOOL on 40 acres adjacent to the southeast corner of Grand Teton Drive and Buffalo Drive (APN: 125-15-101-002), U (Undeveloped) Zone [PF (Public Facility) General Plan Designation], [PROPOSED: C-V (Civic) Zone], Ward 6 (Mack).
14. ABEYANCE - VAR-2354 - EDMUND R PASIMIO ON BEHALF OF 4 MVP, LIMITED LIABILITY COMPANY - Request for a Variance TO ALLOW 15 PARKING SPACES WHERE A MINIMUM OF 19 SPACES IS REQUIRED on 0.26 acres located at 504 South Tonopah Drive (APN: 139-32-704-004), PD (Planned Development) Zone, Ward 5 (Weekly).
15. ABEYANCE - SDR-2309 - EDMUND R PASIMIO ON BEHALF OF 4 MVP, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and a Reduction of the Perimeter and Parking Lot Landscaping Standards FOR A PROPOSED 3,500 SQUARE-FOOT TWO-STORY MEDICAL OFFICE BUILDING on 0.26 acres located at 504 South Tonopah Drive (APN: 139-32-704-004), PD (Planned Development) Zone, Ward 5 (Weekly).

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**JULY 10, 2003**

**Council Chambers**

**400 Stewart Avenue**

**Phone 229-6301**

**TDD 386-9108**

**[http://www.ci.las-](http://www.ci.las-vegas.nv.us)**

**vegas.nv.us**

**Page 8**

16. **ABEYANCE - SDR-2310 - P.H.A. NEVADA, LIMITED LIABILITY COMPANY ON BEHALF OF CIMARRON FRONTAGE, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and Waivers of the Town Center Development Standards FOR A PROPOSED TWO-STORY 47,075 SQUARE-FOOT EDUCATIONAL BUILDING (University of Phoenix) on 4.64 acres located adjacent to the east side of Cimarron Road, approximately one hundred fifty feet (150') north of Sky Pointe Drive (APN: 125-21-710-003), T-C (Town Center) Zone [SX-TC (Suburban Mixed-Use – Town Center) land use designation], Ward 6 (Mack).
17. **ABEYANCE - SUP-2199 - FBD, ASSOCIATES ON BEHALF OF RAPID CASH** - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED (CHECK CASHING) AND AUTO TITLE LOAN at 831 North Rancho Drive (APN: 139-29-701-001), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
18. **ABEYANCE - VAR-2419 - NEVADA HOMES GROUP, INC. ON BEHALF OF AHMED MOHAMED, ET AL** - Request for a Variance TO ALLOW ZERO SQUARE FEET OF OPEN SPACE WHERE 41,164 SQUARE FEET IS REQUIRED FOR A PROPOSED 57 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 10.80 acres adjacent to the southeast corner of Alexander Road and Fort Apache Road (APN: 138-08-101-001, 002, 003, and 004), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 4 (Brown).
19. **ABEYANCE - SDR-2418 - NEVADA HOMES GROUP, INC. ON BEHALF OF AHMED MOHAMED, ET AL** - Request for a Site Development Plan Review FOR A PROPOSED 57-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 10.80 acres adjacent to the southeast corner of Alexander Road and Fort Apache Road (APN: 138-08-101-001, 002, 003, and 004), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 4 (Brown).
20. **ABEYANCE - SUP-2400 - MONTECITO COMPANIES ON BEHALF OF CENTENNIAL 95, LIMITED PARTNERSHIP** - Request for a Special Use Permit FOR A MINI-STORAGE FACILITY WITH RECREATIONAL VEHICLE STORAGE adjacent to the northwest corner of Azure Drive and North Tenaya Way (APN: 125-27-101-027), T-C (Town Center) Zone, Ward 6 (Mack).



# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**JULY 10, 2003**

**Council Chambers**

**400 Stewart Avenue**

**Phone 229-6301**

**TDD 386-9108**

**[http://www.ci.las-](http://www.ci.las-vegas.nv.us)**

**vegas.nv.us**

**Page 9**

21. **ABEYANCE - SDR-2399 - MONTECITO COMPANIES ON BEHALF OF CENTENNIAL 95, LIMITED PARTNERSHIP** - Request for a Site Development Plan Review FOR A PROPOSED 51,000 SQUARE FOOT RETAIL CENTER AND A 90,900 SQUARE FOOT MINI-STORAGE FACILITY; AND TO ALLOW FOR A REDUCTION IN THE AMOUNT OF PERIMETER AND PARKING LOT LANDSCAPING on 10.61 acres adjacent to the northwest corner of Azure Drive and North Tenaya Way (APN: 125-27-101-027), T-C (Town Center) Zone, Ward 6 (Mack).
22. **ABEYANCE - ROC-2343 - ST. GEORGES EPISCOPAL CHURCH** - Request for a Review of Condition of amended condition #7 [U-0138-99(1)] of an approved Special Use Permit and Site Development Plan Review (U-0138-99) WHICH REQUIRED OFF-SITE IMPROVEMENTS FOR AN 11,806 SQUARE FOOT CHURCH adjacent to the northeast corner of Gilmore Avenue and Quadrel Street (APN: 138-09-501-040), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation], Ward 4 (Brown).
23. **GPA-2591 - CITY OF LAS VEGAS** - Request to amend the Las Vegas Downtown Centennial Plan to include a revised definition of the boundaries of the Arts District, to include design standards for the Arts District, to establish permissible uses for the Arts District, to provide corrected station locations of the Las Vegas Monorail and establish standards for development adjacent to the monorail route, to revise elements of the streetscape and design standards, and to correct the Downtown Las Vegas Centennial Plan boundaries (multiple APN), Wards 1 (Moncrief) and 5 (Weekly).
24. **GPA-2497 - CITY OF LAS VEGAS** - Request to Amend the City of Las Vegas Downtown Development Plan Map (Map 9) of the Las Vegas Redevelopment Plan from Industrial to Commercial and from Industrial to Mixed Use for properties bounded by Charleston Boulevard to the north, Third Street to the east, Commerce Street to the west and Colorado Street to the south, Ward 1 (Moncrief).
25. **GPA-2469 - CITY OF LAS VEGAS** - Request to Amend a portion of the Southeast Sector Land Use Plan of the General Plan FROM: PF (Public Facility) TO: L (Low Density Residential) on 0.90 acres for properties located at 1300, 1304, 1310, 1314, 1320, and 1324 East Oakey Boulevard to correct mapping errors (APN: 162-02-310-003 through 008), Ward 3 (Reese).

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

*JULY 10, 2003*

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

[http://www.ci.las -](http://www.ci.las-vegas.nv.us)

[vegas.nv.us](http://www.ci.las-vegas.nv.us)

Page 10

26. ZON-2617 - CITY OF LAS VEGAS - Request for a Rezoning FROM: C-V (Civic) Zone TO: R-1 (Single-Family Residential) on 0.90 acres for properties located at 1300, 1304, 1310, 1314, 1320, and 1324 East Oakey Boulevard to correct mapping errors (APN: 162-02-310-003 through 008), Ward 3 (Reese).

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

*JULY 10, 2003*

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

[http://www.ci.las-](http://www.ci.las-vegas.nv.us)

[vegas.nv.us](http://www.ci.las-vegas.nv.us)

Page 11

27. **GPA-2479 - MIKE IANNUCCILLI ON BEHALF OF USA CAPITAL DIVERSIFIED TRUST DEED FUND** - Request to Amend a portion of the Southwest Sector of the General Plan FROM: SC (Service Commercial) TO: GC (General Commercial) on 5.37 acres adjacent to the south side of Charleston Boulevard, approximately 610 feet west of Rainbow Boulevard (APN: 163-03-501-006, 007, and 008), Ward 1 (Moncrief).
28. **ZON-2480 - MIKE IANNUCCILLI ON BEHALF OF USA CAPITAL DIVERSIFIED TRUST DEED FUND** - Request for a Rezoning FROM: U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone and C-1 (Limited Commercial) Zone TO: C-2 (General Commercial) Zone on 5.37 acres adjacent to the south side of West Charleston Boulevard, approximately 610 feet west of Rainbow Boulevard (APN: 163-03-501-006, 007 and 008), Ward 1 (Moncrief).
29. **SUP-2481 - MIKE IANNUCCILLI ON BEHALF OF USA CAPITAL DIVERSIFIED TRUST DEED FUND** - Request for a Special Use Permit FOR AN AUTO PAINT AND BODY REPAIR SHOP (Exoticar/Paintworks) on 2.43 acres at 6901 and 6905 West Charleston Boulevard (APN: 163-03-501-007 and 008), C-1 (Limited Commercial) Zone [PROPOSED: G2 (General Commercial) Zone], Ward 1 (Moncrief).
30. **GPA-2510 - AFFORDABLE HOUSING RESOURCE COUNCIL ON BEHALF OF CITY OF LAS VEGAS** - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: MLA (Medium Low Attached Density Residential) TO: M (Medium Density Residential) on 10 acres adjacent to the south side of Summerlin Parkway, approximately 660 feet east of Cimarron Road (APN: 138-28-801-002), Ward 2 (McDonald).
31. **ZON-2509 - AFFORDABLE HOUSING RESOURCE COUNCIL ON BEHALF OF CITY OF LAS VEGAS** - Request for a Rezoning FROM: U (Undeveloped) Zone [MLA (Medium-Low Attached Density Residential) General Plan Designation] TO: R-PD17 (Residential Planned Development - 17 Units per Acre) on 10 acres adjacent to the south side of Summerlin Parkway, approximately 660 feet east of Cimarron Road (APN: 138-28-801-002), Ward 2 (McDonald).

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

*JULY 10, 2003*

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

[http://www.ci.las-](http://www.ci.las-vegas.nv.us)

[vegas.nv.us](http://www.ci.las-vegas.nv.us)

Page 12

32. **SDR-2582 - AFFORDABLE HOUSING RESOURCE COUNCIL ON BEHALF OF CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A PROPOSED 170-UNIT THREE-BUILDING SENIOR APARTMENT COMPLEX on 10 acres adjacent to the south side of Summerlin Parkway, approximately 660 feet east of Cimarron Road (APN: 138-28-801-002), U (Undeveloped) Zone [MLA (Medium-Low Attached Density Residential) General Plan Designation] [PROPOSED: R-PD17 (Residential Planned Development - 17 Units Per Acre)], Ward 2 (McDonald).
33. **MOD-2476 - WARMINGTON HOMES NEVADA ON BEHALF OF NHU THI TRAN** - Request for a Major Modification to the Lone Mountain Master Plan FROM: PCD (Planned Community Development) TO: M (Multi-Family Medium) on 5.00 acres adjacent to the southeast corner of Alexander Road and Vegas Vista Trail (APN: 137-12-501-016) U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).
34. **SDR-2475 - WARMINGTON HOMES NEVADA ON BEHALF OF NHU THI TRAN** - Request for a Site Development Plan Review FOR A PROPOSED 84-UNIT MULTI-FAMILY CONDOMINIUM DEVELOPMENT on 5.00 acres adjacent to the southeast corner of Alexander Road and Vegas Vista Trail (APN: 137-12-501-016), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).
35. **ZON-2429 - JAMES MARK, LIMITED LIABILITY COMPANY ON BEHALF OF JAMES J. BROWN, ET AL** - Request for a Rezoning FROM: R4 (High Density Residential) Zone TO: C1 (Limited Commercial) Zone on 0.16 acres at 421 South 6th Street (APN: 139-34-710-010), Ward 1 (Moncrief).
36. **SDR-2430 - JAMES MARK, LIMITED LIABILITY COMPANY ON BEHALF OF JAMES J BROWN, ET AL** - Request for a Site Development Plan Review and a Waiver of the perimeter and parking lot landscaping standards FOR A PROPOSED PARKING LOT on 0.16 acres at 421 South 6th Street (APN: 139-34-710-010), R4 (High Density Residential) Zone, [PROPOSED: C1 (Limited Commercial) Zone] Ward 1 (Moncrief).

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**JULY 10, 2003**

**Council Chambers**

**400 Stewart Avenue**

**Phone 229-6301**

**TDD 386-9108**

**[http://www.ci.las-](http://www.ci.las-vegas.nv.us)**

**vegas.nv.us**

**Page 13**

37. **ZON-2457 - DONNA F. BEAM REVOCABLE TRUST** - Request for a Rezoning FROM: U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] TO: C-1 (Limited Commercial) Zone on 3.88 acres adjacent to the northeast and southeast corners of Smoke Ranch Road and Buffalo Drive (APN: 138-15-402-001 and 138-22-101-001) Ward 4 (Brown).
38. **SDR-2458 - DONNA F. BEAM REVOCABLE TRUST** - Request for a Site Development Plan Review FOR TWO PROPOSED COMMERCIAL BUILDINGS on 3.88 acres adjacent to the northeast and southeast corners of Smoke Ranch Road and Buffalo Drive (APN: 138-15-402-001 and 138-22-101-001) U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 4 (Brown).
39. **VAR-2468 - ORION OUTDOOR MEDIA ON BEHALF OF W.H. BAILEY FAMILY TRUST AND WILLIAM H & ANNA L BAILEY TRUST** - Request for a Variance TO ALLOW A PROPOSED OFF-PREMISE ADVERTISING (BILLBOARD) SIGN 253 FEET FROM RESIDENTIALLY ZONED PROPERTY WHERE A MINIMUM OF 300 FEET IS REQUIRED; AND 160 FEET FROM ONE EXISTING OFF-PREMISE ADVERTISING (BILLBOARD) SIGN AND 276 FEET FROM ANOTHER EXISTING OFF-PREMISE ADVERTISING (BILLBOARD) SIGN WHERE 300 FEET IS THE MINIMUM SEPARATION REQUIRED at 208 East Sahara Avenue (APN: 162-03-413-023), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
40. **SUP-2467 - ORION OUTDOOR MEDIA ON BEHALF OF W.H. BAILEY FAMILY TRUST AND WILLIAM H & ANNA L BAILEY TRUST** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 208 East Sahara Avenue (APN: 162-03-413-023), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
41. **VAR-2490 - JOSEPH PROCIDA ON BEHALF OF GROUP MANAGEMENT INC. A HAWAII CORPORATION, TRUSTEE** - Request for a Variance TO ALLOW 47 PARKING SPACES WHERE 64 PARKING SPACES ARE REQUIRED, AND TO ALLOW A 47-FOOT SETBACK FROM THE NORTH PROPERTY LINE AND A 20-FOOT SETBACK FROM THE WEST PROPERTY LINE WHERE THE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A 60-FOOT SETBACK for a proposed retail center on 0.96 acres located adjacent to the west side of Nellis Boulevard, approximately 700 feet south of Washington Avenue (APN: 140-29-716-006), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 3 (Reese).

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

*JULY 10, 2003*

**Council Chambers**

**400 Stewart Avenue**

**Phone 229-6301**

**TDD 386-9108**

**[http://www.ci.las-](http://www.ci.las-vegas.nv.us)**

**[vegas.nv.us](http://www.ci.las-vegas.nv.us)**

**Page 14**

42. **SDR-2489 - JOSEPH PROCIDA ON BEHALF OF GROUP MANAGEMENT INC. A HAWAII CORPORATION, TRUSTEE** - Request for a Site Development Plan Review, a Reduction in the amount of Perimeter Landscaping and Waivers of the Commercial Development Standards FOR A PROPOSED 11,230 SQUARE-FOOT RETAIL BUILDING on 0.96 acres located adjacent to the west side of Nellis Boulevard, approximately 700 feet south of Washington Avenue (APN: 140-29-716-006), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 3 (Reese).
43. **VAR-2449 - EL GRAN PATRON** - Request for a Variance TO ALLOW A PROPOSED FREESTANDING SIGN ONE FOOT FROM THE FRONT AND SIDE PROPERTY LINES WHERE FIVE FEET IS THE MINIMUM SETBACK REQUIRED on 0.32 acres located at 930 South 4th Street (APN: 139-34-410-247), R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 1 (Moncrief).
44. **SUP-2471 - APPLEBEE'S ON BEHALF OF 36 ACRE LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB on 1.47 acres adjacent to the east side of Durango Drive, approximately 800 feet south of Deer Springs Way (APN: portion of 125-20-710-002), T-C (Town Center) Zone [UC-TC (Urban Center Mixed-Use - Town Center) Land Use Designation], Ward 6 (Mack).
45. **SDR-2472 - APPLEBEE'S ON BEHALF OF 36 ACRE LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and a Waiver of Town Center Development Standards FOR A PROPOSED 5,388 SQUARE-FOOT SUPPER CLUB on 1.47 acres adjacent to the east side of Durango Drive, approximately 800 feet south of Deer Springs Way (APN: portion of 125-20-710-002), T-C (Town Center) Zone [UC-TC (Urban Center Mixed-Use - Town Center) Land Use Designation], Ward 6 (Mack).
46. **SUP-2478 - MTC-118, INC. ON BEHALF OF MONTECITO TOWN CENTER, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED TAVERN on 0.79 acres located adjacent to the south side of Deer Springs Way, approximately 500 feet east of Durango Drive (APN: a portion of 125-20-710-004), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use – Town Center) land use designation], Ward 6 (Mack).

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**JULY 10, 2003**

**Council Chambers**

**400 Stewart Avenue**

**Phone 229-6301**

**TDD 386-9108**

**[http://www.ci.las-](http://www.ci.las-vegas.nv.us)**

**vegas.nv.us**

**Page 15**

47. **SDR-2482 - MTC-118, INC. ON BEHALF OF MONTECITO TOWN CENTER, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 5,000 SQUARE FOOT TAVERN on 0.79 acres located adjacent to the south side of Deer Springs Way, approximately 500 feet east of Durango Drive (APN: portion of 125-20-710-004), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use – Town Center) land use designation, Ward 6 (Mack).
48. **SUP-2452 - HOULIHAN'S ON BEHALF OF RESTAURANT ROW, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A GAMING ESTABLISHMENT, GENERAL BUSINESS RELATED on property located at 1951 North Rainbow Boulevard (APN: 138-22-713-003), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Mack).
49. **SUP-2455 - TERRIBLE HERBST OIL COMPANY ON BEHALF OF McDONALD'S CORPORATION** - Request for a Special Use Permit FOR THE SALE OF BEER AND WINE FOR OFF-PREMISE CONSUMPTION on 1.46 acres adjacent to the southwest corner of Centennial Parkway and Durango Drive (APN: 125-29-510-007), T-C (Town Center) Zone [GC-TC (General Commercial – Town Center) land use designation], Ward 6 (Mack).
50. **SUP-2485 - BLEU GOURMET, LIMITED LIABILITY COMPANY ON BEHALF OF MICAH 6:8 HOLDING, LIMITED PARTNERSHIP** - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (OFF-PREMISE CONSUMPTION) on a portion of 8.26 acres located at 8751 West Charleston Boulevard, (APN:163-05-502-001), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
51. **SDR-2477 - MEHRDAD MOSTAFAEIPOUR** - Request for a Site Development Plan Review and a Waiver of the perimeter and parking lot landscaping requirements FOR A PROPOSED 6,000 SQUARE-FOOT DENTAL OFFICE on 0.53 acres adjacent to the north side of Cheyenne Avenue, approximately 120 feet west of Metro Academy Way (APN: 138-07-411-006), PD (Planned Development) Zone, Ward 4 (Brown).

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**JULY 10, 2003**

**Council Chambers**

**400 Stewart Avenue**

**Phone 229-6301**

**TDD 386-9108**

**[http://www.ci.las-](http://www.ci.las-vegas.nv.us)**

**vegas.nv.us**

**Page 16**

52. **SDR-2484 - D. R. HORTON, INCORPORATED** - Request for a Site Development Plan Review FOR A PROPOSED 110-LOT SINGLE-FAMILY ATTACHED CLUSTER DEVELOPMENT on approximately 17.00 acres adjacent to the northwest corner of Decatur Boulevard and Deer Springs Way (APN: 125-24-603-007 and 011 and 125-24-604-010), R-E (Residence Estates) Zone under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units Per Acre), Ward 6 (Mack).
53. **ROC-2439 - CITY DEVELOPMENT GROUP ON BEHALF OF CITYSTOP VI, LIMITED LIABILITY COMPANY** - Request for a Review of Condition #5 of an approved Site Development Plan Review [Z-0007-94(6)], which limited freestanding signage on the site to a maximum height of 15 feet on property located at 3250 North Durango Drive (APN: 138-09-422-001), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Mack).
54. **VAC-2432 - HORACE DEL VALLE** - Request for a Petition to Vacate a portion of E Street generally located south of Morgan Avenue, Ward 5 (Weekly).

#### **NON-PUBLIC HEARING ITEMS:**

55. **ABEYANCE - SDR-2422 - PHD PROPERITES, INC. ON BEHALF OF CENTENNIAL COURT, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR TWO PROPOSED RETAIL PAD SITES WITHIN AN APPROVED COMMERCIAL DEVELOPMENT on 2.37 acres adjacent to the southeast corner of Buffalo Drive and Skypointe Drive (APN: 125-21-812-001), C-2 (General Commercial) Zone under Resolution of Intent to T-C (Town Center), Ward 6 (Mack).

#### **C. DIRECTOR'S BUSINESS:**

56. **ABEYANCE - DIR-2561 - CITY OF LAS VEGAS** - Appointment of alternate Planning Commissioners to the Centennial Hills Architectural Committee (CHARC), Downtown Signage Review Committee (DRC), Parkway Center Architectural Committee (PC-ARC), and the Downtown Entertainment Overlay District Design Review Committee (DEOD-DRC).



# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

*JULY 10, 2003*

Council Chambers  
Phone 229-6301  
vegas.nv.us

400 Stewart Avenue  
TDD 386-9108

[http://www.ci.las -](http://www.ci.las-vegas.nv.us)

Page 17

57. DIR-2613 - CITY OF LAS VEGAS - Request to amend the Southeast Sector of the General Plan to adopt the Beverly Green/ Southridge Neighborhood Plan, Ward 3 (Reese).

D. CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.